

THE
PARTICULARS

1304.m.24

OF SUNDRY

VALUABLE, IMPROVABLE, AND VERY DESIRABLE,

Freehold and Copyhold Estates,

CONTAINING NEARLY

Fifteen Hundred Acres of good Arable, Meadow,
Pasture, and Wood Land,

BEAUTIFULLY SITUATED IN THE PARISHES OF

GREAT BOOKHAM, LITTLE BOOKHAM, EFFINGHAM,
ABBINGER, DORKING, MICKLEHAM, LEATHERHEAD,
FETCHAM, AND WOOTTON,

IN THE COUNTY OF SURREY;

AND

WARNHAM AND RUDGWICK,
IN THE COUNTY OF SUSSEX;

THE LATE PROPERTY OF

Catalogue Subscrip

ADMIRAL SIR FRANCIS GEARY, BART.

Deceased:

Which will be Sold by AUCTION,
By Messrs. SPURRIER & PHIPPS,
On FRIDAY, the 12th of MAY 1797,
At Garraway's Coffee-House, 'Change-Alley, Cornhill,
AT TWELVE O'CLOCK,
IN FIFTEEN LOTS.



TO BE VIEWED WITH LEAVE OF THE TENANTS.

Printed Particulars may be had on the different Premises; at the MITRE-INN, *Barnet*; GEORGE, *Hounslow*; KING'S-HEAD, *Epsom*; WHITE-HART, *Bookham*; RED-LION, *Dorking*; SWAN, *Leatherhead*; WHITE-HART, *Guildford*; RED-LION, *Egham*; SUN, *Kingston*; ———, *Leaves*; KING'S-HEAD, *Horsham*; BUSH, *Farnham*; KING'S-HEAD, *Dartford*; BLACK-BOY, *Chelmsford*; at GARRAWAY'S; also of Messrs. JENKINS and JAMES, *New-Inn*, and Messrs. SPURRIER and PHIPPS, *Copthall-Court*, *Throgmorton-Street*, *London*, where PLANS of the several ESTATES may be seen.



THE
PARTICULARS, &c.

LOT I.

A FREEHOLD ESTATE, consisting of CHAPEL FARM, BOWETT'S FARM, ILFORD'S FARM, and other Lands adjoining; also a Copyhold Estate, called Brown's Barn-Farm, delightfully situated in the Parishes of Great-Bookham, Effingham, Dorking, Mickleham, Leatherhead, and Fetcham; containing together, by a recent Admeasurement, Four Hundred and Ninety-Three Acres, Three Roods, and Twenty-Nine Poles, of good Arable and Wood Land; with a roomy convenient Brick and Timber Messuage, or Dwelling-House; a large Farm-Yard, Barn, Stable, Cart-Lodge, and a Well of excellent Water; and a large Barn at a short Distance. The Whole forms a most desirable Estate, perfectly romantic and picturesque, particularly eligible for building a Gentleman's Residence upon, and is in the Occupation of Mr. WILLIAM WILLETER, Mrs. MARTYR, and Mr. SMALLWOOD, Yearly Tenants.

CONTENTS.

NAMES OF OCCUPIERS, FARMS, & FIELDS.

No. in Plan.	MR. WILLIAM WILLETER. CHAPEL FARM.	Arable. A. R. P.	Wood, Buildings, Orchards, &c. A. R. P.	Total. A. R. P.
3	Eight Acres, Harvest Field	7 0 29		
	Hedge-Row adjoining	0 0 0	1 0 29	
5	Twelve Acres, Harvest Field	12 3 0		
12	Fruen's Coppice	0 0 0	28 2 2	
13	Upper Croft	7 2 26		
14	Little Hook-Row	0 0 0	1 0 3	
15	Little Hook	6 0 30		
16	Thirteen Acres Hook	13 2 29		
17	Upper Croft-Row	0 0 0	1 3 36	
18	Nine Acres	9 2 0		
19	Chapel Brooks	1 3 12		
20	Hurriding Coppice	0 0 0	2 0 10	
21	Home Field	7 1 38		
22	Lower Hook	12 2 0		
23	Old Farm-Yard, Barn, and Granary	0 0 0	1 2 24	
45	Little Black Lands	5 1 23		
46	Great Black Lands	8 2 10		
47	Hedge-Row	0 0 0	1 2 36	
51	Hempstall	2 1 29		
52	Stony Croft	7 2 34		
57	Lower Part of Middle Berry Down (<i>Grass</i>) ...	1 3 10		
58	House, Buildings, Yard, &c.	0 0 0	0 3 5	
59	Middle Berry Down	6 3 24		
60	Lower Berry Down	9 2 17		
61	Upper Berry Down	15 0 9		
62	Berry Down Coppice	0 0 0	1 3 29	
63	Brown's Down	13 0 23		
64	Witch Field	8 2 18		
72	Wickhearn	5 0 38		
73	Man-Field	12 1 9		
74	Picked Close	11 2 11		
75	Great Down	27 0 35		
83	Chon Croft	4 3 39		
84	Piece in Fetcham-Common Mead (<i>Grass</i>)	0 1 37		
85	Ditto	0 1 5		
		220 0 15	40 3 14	

Carried forward.....260 3 29

	Arable.	Wood, Buildings, Orchards, &c.	Total.
	A. R. P.	A. R. P.	A. R. P.
Brought forward.....	260	3	29

LANDS purchased of the late BENJAMIN BOND HOPKINS, Esq.

No. in
Plan.

1	Wood.....	0	0	0	1	1	25	
2	South Field.....	6	2	9				
6	Upper Hatch Field.....	4	2	30				
7	Lower Hatch Field.....	6	1	26				
8	Bittam's Field.....	11	2	37				
37	Little West Downs.....	0	3	38				
38	Middle West Downs.....	3	2	33				
39	West Downs Wood.....	0	0	0	6	1	35	
40	Upper West Downs.....	2	1	16				
41	Hedge-Row.....	0	0	0	1	0	37	
48	The Grofs.....	7	1	32				
49	High Croft.....	4	1	32				
50	Wood adjoining.....	0	0	0	1	3	6	
		48	1	13	10	3	23	59 0 36

30	Round Yards.....	1	0	37				
31	Hedge-Row.....	0	0	0	2	1	36	
32	Upper Yards.....	6	2	20				
33	Rickett's Dean.....	3	2	34				
34	Hedge-Row.....	0	0	0	5	2	30	
35	Long Yards.....	4	1	4				
36	Born's Croft.....	2	2	10				
		18	1	25	8	0	26	20 2 11

BOWETT'S FARM.

4	Piece (now taken into Eight Acres).....	0	1	0				
9	Buildings, Garden, Orchard, Pightle, &c.....	0	0	0	2	1	1	
10	Picked Acre.....	1	1	25				
11	Three Acres.....	3	1	30				
42	Prior's Downs and Clergy Downs.....	3	1	30				
43	Ditto.....	4	1	4				
44	Ditto.....	3	2	6				
		16	1	15	2	1	1	18 2 16

LANDS purchased of Sir GEORGE WARREN.

24	Lower Winter's.....	3	2	26				
25	Upper Winter's.....	9	0	26				
27	Upper Morris's.....	12	1	19				
28	Lower Morris's.....	10	2	21				
53	Upper Praise Downs.....	6	1	2				
54	Lower Praise Downs.....	4	3	34				
55	Upper Yards.....	7	0	8				
56	Lower Yards.....	4	3	3				
		58	3	19	58	3	19	

Carried forward.....424 0 31

		Arable.			Wood, Buildings, Orchards, &c.			Total.			
		A.	R.	P.	A.	R.	P.	A.	R.	P.	
		Brought forward.....							4	2	4
		Mrs. MARTYR.									
No. in											
Plan.		ILFORD'S FARM.									
65	Nine Acres.....	8	1	25							
66	Hedge-Row.....	0	0	0	1	0	11				
67	Five Acres.....	4	3	33							
68	Hedge-Row.....	0	0	0	2	1	35				
69	Long Field	4	2	5							
70	Six Acres.....	5	0	9							
71	Hedge-Row	0	0	0	1	1	25				
		22	3	32	4	3	31				
								27	3	23	
		MR. RICHARD SMALLWOOD.									
26	Mofs Field.....	5	1	30							
29	Skur Field	4	1	6							
		9	2	36							
								9	2	36	

BROWN'S BARN FARM.

Held of the Manor of Thorn-Croft, at a Quit-Rent of Ten Shillings, a Heriot, and Fine.

76	Thirteen Acres.....	13	0	2					
77	Eleven Acres.....	11	0	18					
78	Hedge-Row.....	0	0	0	0	2	18		
79	Barn, Shed, and Yard	0	0	0	0	0	31		
80	Hedge-Row.....	0	0	0	2	2	34		
81	Four Acres	3	2	0					
82	Hedge-Row	0	0	0	0	3	36		
		27	2	20	4	1	39	32	0 19
	A. R. P.								
	Totals (including 2 2 12 of <i>Grafs</i>).....	422	1	15	71	2	14	493	3 29

C O N T E N T S.

NAMES OF OCCUPIERS, FARMS, & FIELDS.

No. in Plan.	MR. ROBERT WOOD. <u>STONE-ROCKS-FARM.</u>	Arable. A. R. P.	Wood, Buildings, Orchards, &c. A. R. P.	Total. A. R. P.
1	Piece in Effingham Common-Field.....	1 0 26		
2	Windgate's Piece in ditto.....	1 2 22		
3	The Hills(Furze)...	0 0 0	6 3 10	
4	Ditto(Wood)...	0 0 0	1 1 12	
5	Ditto(Wood)...	0 0 0	2 2 28	
9	Ridings.....	9 3 0		
10	Hedge-Row.....	0 0 0	1 1 6	
13	Buildings, Yard, Garden, and Orchard.....	0 0 0	0 3 24	
14	Ten-Acres.....	10 0 15		
15	Hedge-Row.....	0 0 0	0 0 30	
16	Four-Acre Coppice.....	0 0 0	4 2 8	
17	Four-Acres.....	3 3 6		
18	Hedge-Row.....	0 0 0	0 3 0	
19	Ditto.....	0 0 0	0 2 23	
20	Bottom-Field.....	5 3 19		
21	Lockerams.....	4 0 2		
22	Hedge-Row.....	0 0 0	1 3 32	
		<u>36 1 17</u>	<u>21 0 13</u>	57 1 30

HOGDEN'S FARM.

Held of the Manor of Little Bookham, at a Quit-Rent of One Pound One Shilling and Ten-Pence, and a Heriot certain of Two Pounds Ten Shillings.

37	Little Wrens.....	2 3 1		
38	Hedge-Row.....	0 0 0	1 3 21	
39	Lower Wrens.....	3 2 8		
41	Hedge-Row.....	0 0 0	0 2 30	
42	Ditto.....	0 0 0	0 1 38	
43	Upper Hogs-Field.....	7 3 11		
44	Hogden's Coppice.....	0 0 0	2 0 30	
45	Hedge-Row.....	0 0 0	0 2 15	
46	Buildings, Yard, Garden, and Orchard.....	0 0 0	0 2 1	
47	Lower Hogs-Field.....	7 0 38		
48	Hedge-Row.....	0 0 0	0 1 17	
49	Round Lines Coppice.....	0 0 0	4 3 30	
50	Round Lines Field.....	3 0 30		
51	Long Lines.....	8 0 0		
52	Wren-Deans.....	12 1 16		
54	Down's Clofe.....	4 1 24		
65	Pickett's Hole Field.....	4 2 17		
66	Hedge-Row.....	0 0 0	0 3 28	
67	High Beeches.....	0 0 0	1 1 10	
68	Pickett's Hole Coppice.....	0 0 0	18 0 33	
69	Furze-Field, Pickett's Hole.....	0 0 0	9 3 7	
a	Road.....	0 0 0	0 1 8	
		<u>53 3 25</u>	<u>42 0 28</u>	96 0 13

Carried forward.....153 2 3

No. in Plan.	MR. WILLIAM HAMPSHIRE. CARTER'S OF CART-HOUSE-FARM.	Arable.		Wood, Buildings, Orchards, &c.		Total.	
		A.	R.	P.	A.	R.	P.
	Brought forward.....					153	2 8
6	Piece of Wood-Land against Effingham Posts .	0	0	0	1	0	20
7	Piece in Effingham Common-Field.....	0	3	11			
8	Ditto.....Ditto.....	0	3	25			
11	Upper Ridings.....	6	2	0			
12	Lower Ditto.....	4	3	8			
23	Part of Homestall in Effingham Parish.....	0	0	0	1	0	38
24	Ditto...Ditto in Little Bookham Parish.....	0	0	0	0	2	16
25	Orchard-Field.....	4	1	28			
26	Oaks Coppice.....	0	0	0	0	3	26
27	Little Cart-House Piece.....	1	2	26			
28	Hedge-Row.....	0	0	0	0	1	4
29	Great Cart-House Piece.....	6	0	16			
30	Hedge-Row.....	0	0	0	0	2	32
31	Bottom Field.....	3	3	30			
32	Hedge-Row.....	0	0	0	0	2	7
33	Goolfsden-Field.....	6	3	33			
34	Barn Field.....	3	0	32			
35	Four-Acres.....	4	0	34			
36	Hedge-Row.....	0	0	0	0	1	11
40	Wood.....	0	0	0	0	2	30
53	Little Goolfsdens.....	2	2	10			
70	Lillies Coppice.....	0	0	0	18	3	35
71	Heath Field.....	4	3	34			
72	Eight-Acres.....	7	3	37			
73	Hedge-Row.....	0	0	0	2	3	17
74	Three-Acres.....	3	3	3			
75	Hedge-Row.....	0	0	0	1	3	0
76	Seven Acres.....	7	1	22			
b	Road.....	0	0	0	0	1	11
		70	0	29	30	1	7
	Totals.....	160	1	31	93	2	8
						100	1 36
						253	3 39

L O T III.

A Piece or Clofe of FREEHOLD ARABLE LAND, called *Monk's-Field*, containing Thirteen Acres One Rood and Four Poles, situated adjoining Hogden-Lane, in the Parish of Little Bookham; let to Mr. ROBERT WOOD by the Year.

L O T IV.

A FREEHOLD ESTATE, consisting of Eight Pieces of Arable and Wood-Land, lying all together, containing Twenty-Nine Acres One Rood and Five Poles, situated adjoining Polefden and Yew-Trees Farm, in the Occupation of Mr. ROBERT WOOD, under an Agreement for a Lease for Twenty-One Years, at only Fifteen Pounds per Ann.

C O N T E N T S.

57	Marrow-Field.....	10	2	1			
58	Hedge-Row.....	0	0	0	2	3	20
59	Upper High Field.....	5	0	9			
60	Hedge-Row.....	0	0	0	0	3	12
61	Middle High Field.....	6	3	13			
62	Hedge-Row.....	0	0	0	0	2	23
63	Ditto.....	0	0	0	0	1	6
64	Little High Field.....	2	1	1			
	Totals.....	24	2	24	4	2	21
						29	1 5

L O T V.

A COPYHOLD Brick-Built COTTAGE, containing Four Rooms, with Garden, Orchard, and Meadow; Contents One Acre Three Roods and Six Poles; situated on Ranmore-Common, in the Parish of Great Bookham, in the Occupation of Mr. HENRY LEWER, at Four Pounds per Ann. Land-Tax allowed to the Tenant.

Held of the Manor of Great Bookham, subject to a Yearly Quit-Rent of Four-Pence, a Heriot and Fine,—the last Sum paid for which was Six Pounds.

L O T VI.

A FREEHOLD and COPYHOLD ESTATE, consisting of sundry Pieces or Parcels of Land, situated, lying, and being in Great Bookham Common-Fields; containing Seventy-Three Acres Two Roods and Five Perches; together with a convenient Brick Dwelling-House, a Bake-House or Wash-House, and Pantry, a Fore-Court, Garden, a Well of good Water, Orchard, Yard, a new-built Cart-Lodge, large Barn, Stables, and other useful Buildings; in the Occupation of Mr. ROBERT WOOD, a Yearly Tenant, at the low Rent of Fifty Pounds per Annum, Land-Tax allowed.

C O N T E N T S.

LAND in and near Great Bookham Common-Fields.		Arable.	Wood, Buildings, Orchards, &c.	Total.
No. in Plan.	Late THOMAS TICKNER'S.	A. R. P.	A. R. P.	A. R. P.
1	Ham's Gate-Piece.....	1 3 37		
2		0 1 38		
3		0 3 35		
5	Piece adjoining Dally's Clofe.....	0 3 2		
6		0 3 16		
7		1 2 28		
8		2 2 24		
9		1 1 7		
10	Hatchet-Piece, on Devil's-Bush-Hill, shooting across the Road.....	2 1 10		
12	Piece shooting across the Road against Whipper- Shot.....	0 2 28		
14	Ditto shooting across the Road against Whipper- Clofe.....	1 1 14		
17		0 3 30		
18	Piece in Whipper-Shot, shooting across the Road	1 0 8		
21	Ditto.....ditto.....	0 3 4		
22	Ditto.....ditto.....	0 3 34		
27	Ditto in Shot shooting to White-Way-Bottom.	0 2 29		
39	Ditto near Mr. Pollen's.....	0 1 31		
40	Three-Cornered Field.....	0 3 36		
41	Buildings, Garden, Yard, and Orchard.....	0 0 0	0 3 27	
42	Field opposite the House.....	2 2 22		
43	Ditto opposite Mr. Seawell's.....	2 0 9		
44	Piece in Shot shooting to Guildford-Road.....	1 2 25		
45	Ditto.....ditto.....	4 1 30		
48	Ditto in Middle Fore-Shot.....	0 3 25		
53	Ditto in Burnt-Hill-Shot.....	0 1 19		
56	Ditto in Five-Oak-Shot.....	1 1 38		
60	Ditto in Gaston-Corner.....	0 1 29		
		34 3 8	0 3 27	

Carried forward.....35 2 35

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A. R. P.			A. R. P.			A. R. P.		
	Brought forward.....							35	2	35
	Late THOMAS CAULDER'S.									
11	Piece shooting acrofs Guildford-Road.....	2	0	16						
19	Ditto in Whipper-Shot.....	1	3	38						
20	Ditto....ditto	0	1	32						
24	Ditto in Shot shooting to White-Way-Bottom. 0	3	15							
25	Ditto.....ditto	0	2	0						
28	Ditto.....ditto	0	2	25						
29	Ditto.....ditto	1	1	0						
30	Hatchet Piece, abutting North on Guildford- Road.....	3	0	20						
31	Piece in Baby-Acres	0	3	24						
32	Ditto, abutting on Baby-Acres	0	3	2						
33	Ditto, on Goldstone-Hill	0	3	22						
34	Ditto.....	1	0	0						
35	Ditto, abutting on Lady Downe's Park.....	2	0	5						
36	Enclosed Piece	1	3	24						
37	Piece in Dun's Bottom	1	1	2						
38	Ditto abutting to Lady Downe's Meadows....	2	1	22						
47	Ditto in Middle Fore-Shot.....	0	1	38						
50	Ditto	0	1	30						
51	Ditto.....	0	2	19						
52	Ditto in Burnt-Hill-Shot	1	2	14						
54	Ditto	0	1	18						
55	Ditto	0	1	37						
58	Ditto in Five-Oak-Shot	0	3	17						
59	Ditto in Gaston-Corner	0	1	28						
		27	1	8				27	1	8

The foregoing Part of this Lot is Copyhold of the Manor of Great Bookham, at the Yearly Rent of Twenty Shillings, and a Fine,—the last paid was Thirty-Six Pounds.

The following, late SIR GEORGE WARREN'S, is Freehold.

13	Piece shooting to Road against Whipper-Shot..	0	3	16									
15	Piece in Whipper-Shot.....	0	2	20									
16		0	1	33									
23	Piece in Shot, shooting to White-Way-Bottom	1	2	5									
26	Ditto	0	3	9									
46	Ditto in Shot, shooting to Guildford-Road....	0	2	34									
49	Ditto in Middle Fore-Shot	0	3	20									
57	Ditto in Five-Oak-Shot.....	0	2	39									
61	Ditto in Gaston-Corner	1	2	28									
		8	1	4					8	1	4		
	A Freehold Close, called <i>Dally's Close</i>	1	2	38					1	2	38		
	Totals....	72	0	18				0	3	27	73	0	5

L O T VII.

A FREEHOLD ESTATE, consisting of a neat, genteel, convenient Dwelling-House, in good Repair, containing Four Bed-Chambers, Parlour, Kitchen, Pantry, enclosed Fore-Court, a large Yard, Garden, Workshop, covered Saw-Pit, Stable, &c. situated in Great-Bookham, in the Occupation of Mr. THOMAS WOOD, Carpenter, under an Agreement for a Lease for Twenty-One Years from Michaelmas 1794, at the remarkably low Rent of Eight Pounds per Annum, the Landlord paying all Taxes except Window-Lights.

Also,

Also, a large Yard adjoining, with a Wheeler's Shop and Barn, in the Occupation of HENRY HUNT, a Yearly Tenant, at Three Guineas per Annum.

C O N T E N T S.

No. in Plan.	Mr. THOMAS WOOD.	Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
62	House, Carpenter's Shop, Shed, Yard, and Garden	0	0	0	0	1	5			
	Mr. HENRY HUNT.									
63	Wheeler's Shop, Barn, and Yard	0	0	0	0	0	35			
					0	2	0	0	2	0

L O T VIII.

A Piece of FREEHOLD exceeding good MEADOW-LAND, called *Roufe's Mead*, containing Seven Acres, bounded by the River Mole, situated within a short Distance of the Town of Leatherhead, in Hand.

L O T IX.

A FREEHOLD ESTATE, consisting of a Manor-Farm, called *Mare-House-Farm*, situated in the Parishes of Effingham and Abbinger, containing One Hundred and Eighty-Six Acres One Rood and Thirty-Three Perches of Arable and Wood Land, with a Chalk Pit and Lime-Kiln thereon, and a Brick-Built roomy Farm-House, Barn, Stable, and other useful Buildings, in the Occupation of Mr. WILLIAM LAGGET, on Lease for an unexpired Term of Eleven Years from Michaelmas next, at the very low net Rent of

SIXTY-THREE POUNDS PER ANNUM.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
1	Chalk-Pit Field	6	2	11						
2	Hedge-Row	0	0	0	0	3	14			
3	Old Pits	0	0	0	5	2	20			
4	Dundly's Field	19	0	38						
5	Ditto Wood	0	0	0	19	0	8			
11	Hop-Garden Plat	1	0	6						
16	White's Field	7	2	1						
17	Ditto Wood	0	0	0	2	3	28			
18	Buildings, Yard, Garden, Orchard, and Road	0	0	0	3	3	24			
19	Home Field	3	2	0						
20	Hedge-Row	0	0	0	0	1	4			
21	Part of Home Field	6	0	29						
22	Five Acres	5	2	18						
23	Twelve Acres	12	1	24						
24	Simony Field	7	0	36						
25	Home Field and Grub's Clofe, Hedge-Rows	0	0	0	3	2	23			
26	Square Middle Hedge-Row	0	0	0	1	2	28			
27	Cottage, Orchard, and Garden	0	0	0	0	2	10			
28	Oakard-Field	9	2	21						
29	Gobank-Coppice	0	0	0	1	3	20			
30	Grub's Clofe	6	3	17						
	Carried forward	85	2	37	40	2	19			

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
	Brought forward	85	2	37	40	2	19			
31	Oakfield.....	7	1	20						
32	Upper Burrow's Field.....	7	1	30						
33	Hedge-Row.....	0	0	0	0	3	30			
34	Middle Burrow's Field.....	8	2	26						
35	Hedge-Row.....	0	0	0	0	1	21			
36	Two Acres.....	2	2	0						
37	Lower Burrow's Field.....	6	1	30						
38	Windgate's and Burrow's Coppice.....	0	0	0	14	3	10			
39	Long Critton Field.....	7	3	25						
40	No Man's Acre in Effingham Common Field..	3	3	21						
		129	3	33	56	2	0	186	1	33

L O T X.

A COPYHOLD ESTATE, called *Court-Lands-Farm*, in the Parish of Effingham, and Parcel of the Manor of Byfleet, situated adjoining the preceding Lot, containing Twenty-Nine Acres and Twenty-Eight Perches of Arable and Wood Land, with a Cottage, Yard, Garden, &c. in the Occupation of Mr. WILLIAM LAGGET, as Yearly Tenant, at only

EIGHTEEN POUNDS PER ANNUM.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
6	Upper Three Acres.....	3	2	18						
7	Lower Three Acres.....	2	3	28						
8	Court-Lands Wood.....	0	0	0	8	3	20			
9	Buildings, Yard, Garden, and Orchard.....	0	0	0	0	1	39			
10	Barn-Plat.....	1	0	7						
12	Upper Four Acres.....	3	3	5						
13	Middle Ditto.....	4	1	6						
14	Lower Ditto.....	3	3	8						
15	Hedge-Row.....	0	0	0	0	1	17			
		19	1	32	9	2	36	29	0	28

L O T XI.

A FREEHOLD ESTATE, situated at Oakwood-Hill, in the Parish of Wootton, Nine Miles from Dorking, in the County of Surrey; consisting of Woodhams and Pithurst, or Broomhams and Pittards Farms, containing Fifty-One Acres One Rood and Twelve Perches of good Land, Two Acres and a Half of which is Meadow, with a Farm-House, Barn, Stable and Out-Buildings, Yard and Orchard; in the Occupation of Mr. WILLIAM LONGHURST, a Yearly Tenant, at the very low Rent of

SIXTEEN POUNDS PER ANNUM.

C O N T E N T S.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
1	Broom-Field.....	4	1	11						
2	Three Acres.....	3	3	20						
3	Two Acres.....	3	0	30						
4	Pond-Plat.....	1	3	38						
5	Barn-Field.....	3	2	33						
6	The Leg.....	2	0	26						
7	Buildings, Yard, Garden, and Road.....	0	0	0	1	2	20			
8	Six Acres.....	7	1	0						
9	Three Acres.....	3	1	22						
10	Orchard-Field.....	3	3	17						
11	Pound-Field.....	3	3	32						
12	Little Shop-Field.....	3	3	12						
13	Meadow.....(Grass)...	2	2	0						
14	Wood.....	0	0	0	0	2	3			
15	Great Shop-Field.....	5	0	28						
		49	0	29	2	0	23	51	1	12

L O T XII.

A FREEHOLD ESTATE, very pleasantly situated in the Parish of Rudgwick, about Twelve Miles from Dorking, Six from Horsham, and Thirty-Six Miles from London, in the County of Sussex; consisting of Great-House Farm, containing One Hundred and Five Acres Three Roods and Nine Perches of Arable, Meadow, and Wood-Land, lying all together in a Ring-Fence, with a roomy, convenient Farm-House and Offices, Fore Court, and large Garden, Farm-Yard, Barns, Stable, and other Buildings; in the Occupation of Mr. GEORGE KNIGHT, on Lease for an unexpired Term of Five Years from Michaelmas next, at the very low Rent of

FORTY POUNDS PER ANNUM.

Three Fourths of the Land-Tax, viz. One Pound Thirteen Shillings, are allowed to the Tenant.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
1	Reed's Croft.....	2	0	20						
2	Martin's Field.....	8	0	10						
3	Lower Croft.....	3	3	4						
4	Upper Croft.....	5	1	13						
5	Sare's Field.....	5	0	32						
6	Great Mead.....(Grass)...	5	2	35						
7	Buildings, Yard, Garden, Orchard, and Road.....	0	0	0	1	1	24			
8	Sheep's Garden.....	3	2	33						
9	Dile-Field.....	8	1	31						
10	Kiln-Field.....	4	3	35						
11	Little Hookland.....	5	3	10						
12	Great Hookland.....	9	2	0						
13	Pond-Field.....	7	2	9						
14	Hanger.....	0	0	0	15	3	22			
15	Buckhurst-Field.....	6	3	35						
17	Furze-Field.....	6	0	14						
17	Knight's Field.....	5	1	2						
		88	2	3	17	1	6	105	3	9

L O T XIII.

A FREEHOLD ESTATE, situated in the Parish of Warnham, in the County of Suffex; consisting of Betchett's-Farm, containing One Hundred and Forty-Three Acres and Thirteen Perches of Arable, Meadow, and Wood-Land, lying perfectly compact, with a good roomy Brick and Timber Farm-House, large Yard, Cattle Shed, large Barn, Stable, Cart-Lodge, Rick-Yard, and Orchard; in the Occupation of Mr. FRANCIS TURNER, on Lease for an unexpired Term of Fourteen Years from Michaelmas next, at the very low Rent of

FIFTY POUNDS PER ANNUM.

Half the Land-Tax allowed to the Tenant.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
1	Little Ground-Field	3	0	24						
2	Barn-Field	6	2	30						
3	Barn, Shed, and Rough-Ground	0	0	0	1	0	37			
4	Little Field against Barn	0	1	16						
5	Ground-Fields	9	2	12						
6	Kitchen-Field	7	1	11						
7	Daify's Croft	2	2	39						
8	Little North-Field	3	3	18						
9	Great North-Field	5	2	38						
10	Hanger	0	0	0	6	0	16			
11	Fearny Field	(Furze) 0	0	0	6	3	20			
12	Lower Fearny Field	2	2	27						
13	Buildings, Orchard, Yards, and Roads	0	0	0	5	1	16			
14	Little Hammonds	2	1	24						
15	Wood	0	0	0	4	1	0			
16	Hammond's Meadow	(Grass) 2	3	21						
17	Hurst-Mead	(Grass) 3	3	16						
18	Hither Hurst	7	2	37						
19	Gate-Field	5	3	14						
20	Middle Hurst	7	0	21						
21	Three-Cornered Hurst	5	0	34						
22	Long-Leg	(Grass) 5	1	6						
23	Slip of Wood adjoining	0	0	0	1	1	26			
24	Hither Sand-Field	7	1	22						
25	Middle Sand-Field	5	1	21						
26	Lower Sand-Field	7	2	26						
27	Round-Leg	(Grass) 1	2	13						
28	Hither Betchett's Field	3	2	16						
29	Middle Ditto	4	3	16						
30	Lower Ditto	4	3	36						
		117	3	18	25	0	35	143	0	13

L O T XIV.

A COPYHOLD ESTATE, situated in the Parish of Rudgwick, in Suffex, near the preceding Lot, called Snell's-Farm, containing Thirty-Two Acres Two Roods and Five Perches of Arable Land, with a Cottage, Garden, Barn, and Shed; in the Occupation of Mr. FRANCIS TURNER, under an Agreement for the same Term which he holds the preceding Farm, at the very low Rent of

TEN POUNDS PER ANNUM.

Half the Land-Tax allowed to the Tenant.

CONTENTS.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
31	Hilly-Field.....	4	3	25						
32	Flat-Field.....	5	2	12						
33	Little Flat-Field.....	2	3	26						
34	Rough-Fields.....	6	0	19						
35	Three Acres.....	4	1	19						
36	Barn-Plat.....	1	1	38						
37	Cottage and Garden.....	0	0	0	0	2	33			
38	Five-Acres.....	5	3	36						
39	Barn, Shed, and Waste.....	0	0	0	0	1	37			
		31	1	15	1	0	30	32	2	5

Held of the Manor of Deddisham, subject to a Yearly Quit-Rent of Nine Shillings and Ten-Pence, a Heriot, and Fine,—the last Sum paid for which was Eighteen Pounds.

L O T XV.

A very desirable FREEHOLD ESTATE, situated in the Parish of Warnham, in Suffex, Three Miles and a Half from Horsham, called Little May's Farm, consisting of Forty Acres and Seventeen Perches of Arable and Wood-Land, with a Brick and Timber Messuage, containing Six Bed-Chambers, Parlour, Kitchen, Wash-House, Garden, Orchard, and Barn; in the Occupation of Mr. JOHN MUGERIDGE, a Yearly Tenant, at the very low Rent of

FOURTEEN POUNDS PER ANNUM.

C O N T E N T S.

No. in Plan.		Arable.			Wood, Buildings, Orchards, &c.			Total.		
		A.	R.	P.	A.	R.	P.	A.	R.	P.
1	Long Hilly-Field.....	5	0	28						
2	Apple-Tree-Field.....	3	1	26						
3	Wood adjoining.....	0	0	0	2	1	10			
4	Pit-Field.....	3	1	34						
5	Brambley-Field.....	3	0	18						
6	Middle Sand-Field.....	2	3	0						
7	Barn-Croft (<i>Grafs</i>).....	1	2	1						
8	Buildings, Garden, Orchard, Road, Yard, & Pond.....	0	0	0	2	1	22			
9	Orchard-Croft.....	1	0	11						
10	House-Field.....	2	2	2						
11	Five Acres.....	5	3	20						
12	Great Sand-Field.....	3	1	0						
13	Alder-Croft.....	0	0	0	3	1	5			
		32	0	20	7	3	37	40	0	17

The Situation is delightful, and commands very extensive and beautiful Prospects.

CONDITIONS of SALE.

I. **T**HE highest Bidder to be the Purchaser; and if any Dispute shall arise between Two or more Bidders, the Lot to be put up again and refold.

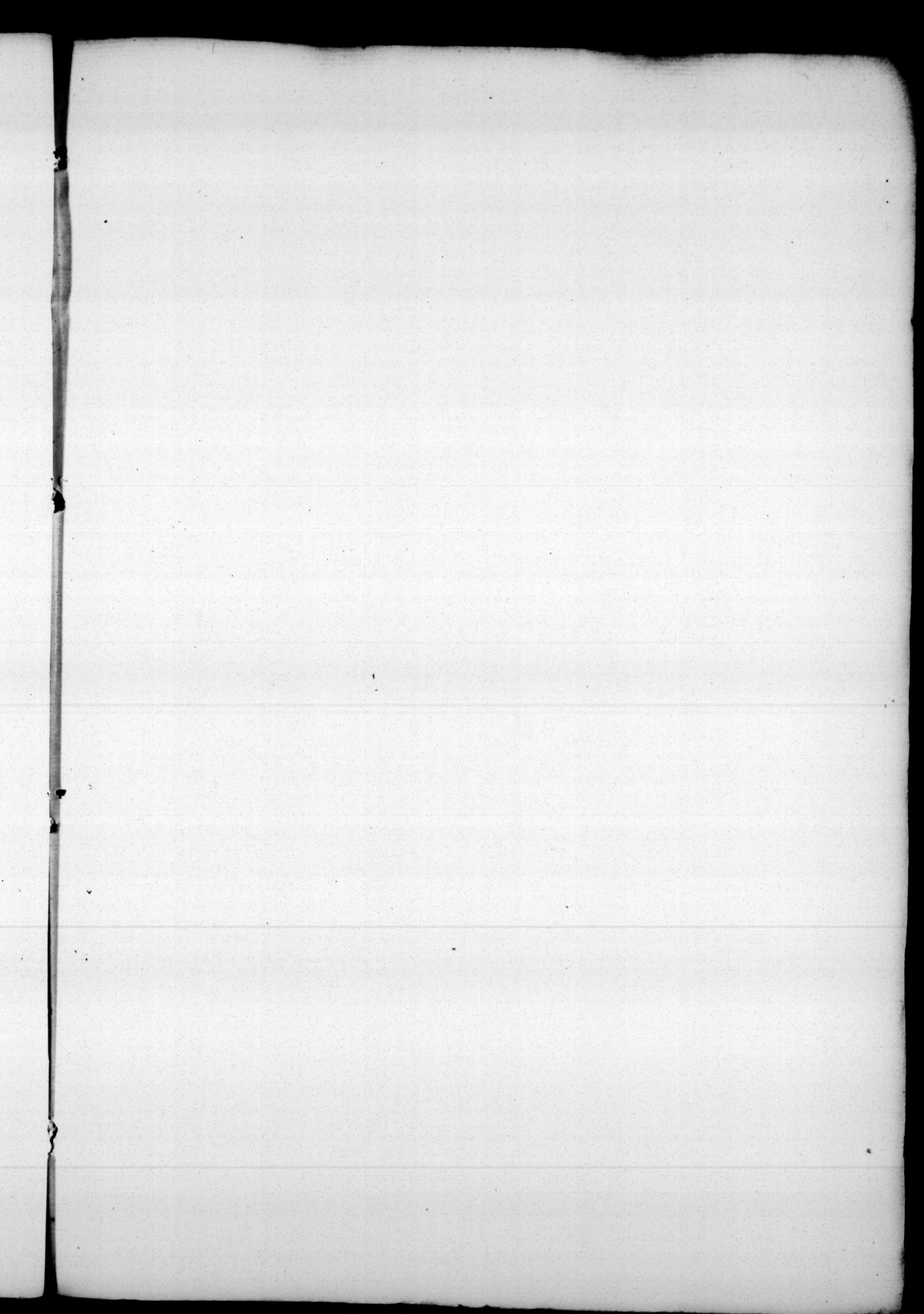
II. No Person to advance less than Ten Pounds at each Bidding on the large Lots, and Five Pounds on the small Lots.

III. The Purchasers to pay down immediately a Deposit of Twenty per Cent. in Part of the Purchase-Money, and sign an Agreement for the Payment of the Remainder within Two Months after the Sale.

IV. The Proprietor hereby agrees to make good Titles at his own Expence, and to execute proper Conveyances and Surrenders at the Expence of the Purchasers, on Payment of the Remainder of the Purchase-Money as aforesaid, and the Purchasers shall be entitled to the Rents and Profits upon the Completion of their Contracts. The largest Purchaser is to have Possession of the Title-Deeds, and to execute the usual Covenant to produce them, in order to support the Titles of the other Purchasers, and to grant attested Copies at their Expence whenever required. Such Purchasers as require attested Copies with their Conveyances may have them at their own Expence.

V. The Purchasers to pay One Pound Five Shillings per Cent. on the Purchase-Money, being a Moiety of the Duty payable to Government; and to pay for the Timber, Timber-like Trees, Pollards, and Tellars, down to One Shilling per Stick, and also for the Underwood, at a fair Appraisement.

Lastly, If any Purchaser shall neglect or fail to comply with the Conditions before mentioned, the Deposit-Money shall be forfeited, the Proprietor shall be at full Liberty to resell the Lot, by Public or Private Sale, and the Deficiency (if any there shall be by such second Sale) together with all Charges attending the same, shall be made good by the Defaulter at the present Sale.



PARTICULARS

OF SUNDRY

Freehold & Copyhold Estates,

SITUATED IN

The Counties of SURREY and SUSSEX,

THE LATE PROPERTY OF

ADMIRAL SIR FRANCIS GEARY, BART.

Deceased:

Which will be Sold by AUCTION,

By M^{rs}. SPURRIER & PHIPPS,

At Garraway's Coffee-House, 'Change-Alley, Cornhill,

On FRIDAY, the 12th of MAY 1797.

